



Kenmore, Washington.

Current market data.

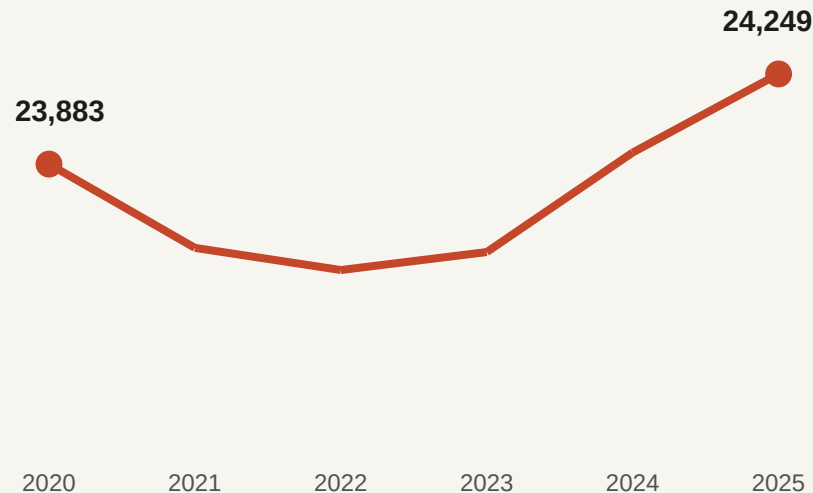
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.5% since 2020.

24,249

people, the 48th-largest of Washington's cities and towns.



THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

92.0%

of 3,767 jobs located in Kenmore are filled by in-commuters.



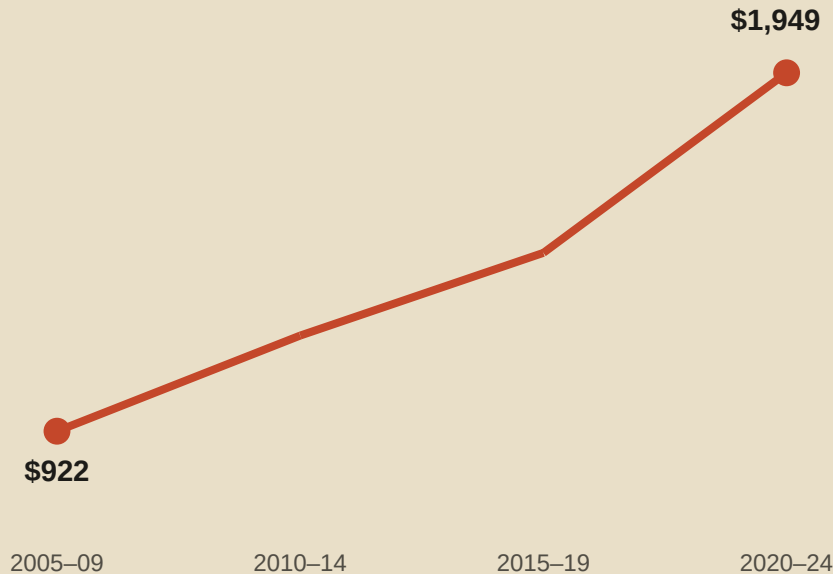
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 111%
since the 2005–2009
survey, before inflation.

\$1,949

a month. Washington's median is \$1,760.





THE SEAM

Cross one tract line and median rent doubles.

A \$2,821 gap between neighbors, the sharpest rent edge between adjacent tracts in King County.

TRACT 304.05

\$680

TRACT 299.02

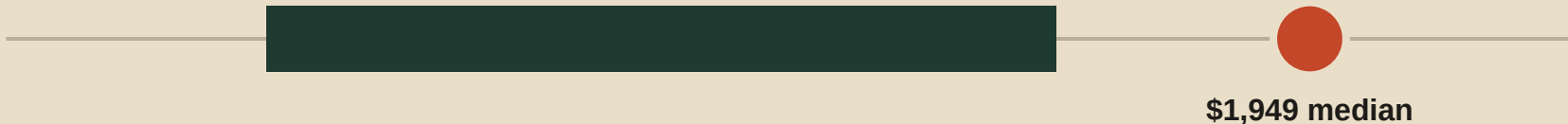
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,174–\$1,761



\$1,949 median

is the monthly rent range local workforce wages support.

BUILDING

74% of the housing here was built before 2000.

1,011

homes permitted in ten years,
2016–2025

36%

of those were in multifamily
buildings

74%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–0.4% to the 9,761 homes here.

31–38

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 63% more than Washington's.

\$920,800

median home value in Kenmore.

Kenmore



\$920,800

Washington



\$564,600

U.S.



\$332,700

THAT WAS KENMORE'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/wa/kenmore/

The Almanac · your hyper-diligent research partner